

FOR SALE

\$699,000

Medical Office Park

4638 S 25th Street, Fort Pierce FL 34981

100% LEASED



Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

Matt Crady | 772-260-1655 | Mcrady@commercialrealestatellc.com

Office: 49 SW Flagler Ave. Suite 301 Stuart FL, 34994 | 772-286-5744

4638 S 25th Street, Fort Pierce	
Effective Gross Income	\$75,618.00
RE Taxes	(\$2,880.00)
Insurance	(\$5,846.40)
Condo Association Fees / Management	(\$5,840.64)
NOI	\$57,432.96
CAP Rate	8-9%

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2017 Demographics

Total Population		Average Household Income		Average Age	
1 Mile	2,367	1 Mile	\$59,974	1 Mile	39.70
3 Mile	33,680	3 Mile	\$54,534	3 Mile	40.40
5 Mile	91,812	5 Mile	\$51,431	5 Mile	41.10

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Zoning Information

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PNRD - Planned Non-Residential Development

7.02.01. - Purpose.

The Planned Non-Residential Development (PNRD) District is intended to achieve non-residential land development of superior quality through the encouragement of flexibility and creativity in design options that:

- A. Permit creative approaches to the development of non-residential land reflecting changes in the technology of land development;
- B. Allow for the efficient use of land, which can result in smaller networks of utilities and streets and thereby lower development costs;
- C. Allow design options that encourage an environment of stable character, compatible with surrounding land uses; and
- D. Permit the enhancement of neighborhoods through the preservation of natural features, the provision of underground utilities, and the provision of recreation areas and open space.

7.02.02. - Permitted Uses.

The following general guidelines shall be used in determining the permitted use possibilities in any Planned Nonresidential Zoning Development:

- A. For properties located in any Residential or Agricultural classified land use area: Any permitted, conditional or accessory use, including any standards, conditions and requirements for those uses, as identified in the Commercial, Neighborhood (CN); Commercial, Office (CO); Institutional (I) Zoning Districts, and in the Agricultural land use classified areas only, any non-residential permitted or accessory use identified in the Agriculture-1 (AG-1), Agricultural-2.5 (AG-2.5), or Agricultural-5 (AG-5) zoning districts of this Code. Telecommunication towers must comply with the requirements of Section 7.10.23.

The general standards, conditions and requirements, as found in this Code, that pertain to conditional and accessory uses shall be used in the determination of the compatibility of the proposed use(s) with the surrounding land uses in the review of the Planned

Nonresidential Development. All applications for Planned Nonresidential Development shall include a complete identification of all planned uses and activities.

B. For properties located in any Commercial or Industrial classified land use area: Any permitted, conditional or accessory use, including any standards, conditions and requirements for those uses, as identified in the Commercial, Neighborhood (CN); Commercial, Office (CO); Commercial, General (CG); Commercial Resort (CR); Industrial Light (IL); Industrial Heavy (IH), Utility (U) and (I) Institutional zoning districts, and any non-residential permitted or accessory use identified in the Agriculture-1 (AG-1), Agricultural-2.5 (AG-2.5), or Agricultural-5 (AG-5) zoning districts of this Code. Telecommunication towers must comply with the requirements of Section 7.10.23

The general standards, conditions and requirements, as found in this Code, that pertain to conditional and accessory uses shall be used in the determination of the compatibility of the proposed use(s) with the surrounding land uses in the review of the Planned Nonresidential Development. All applications for Planned Nonresidential Development shall include a complete identification of all planned uses and activities.



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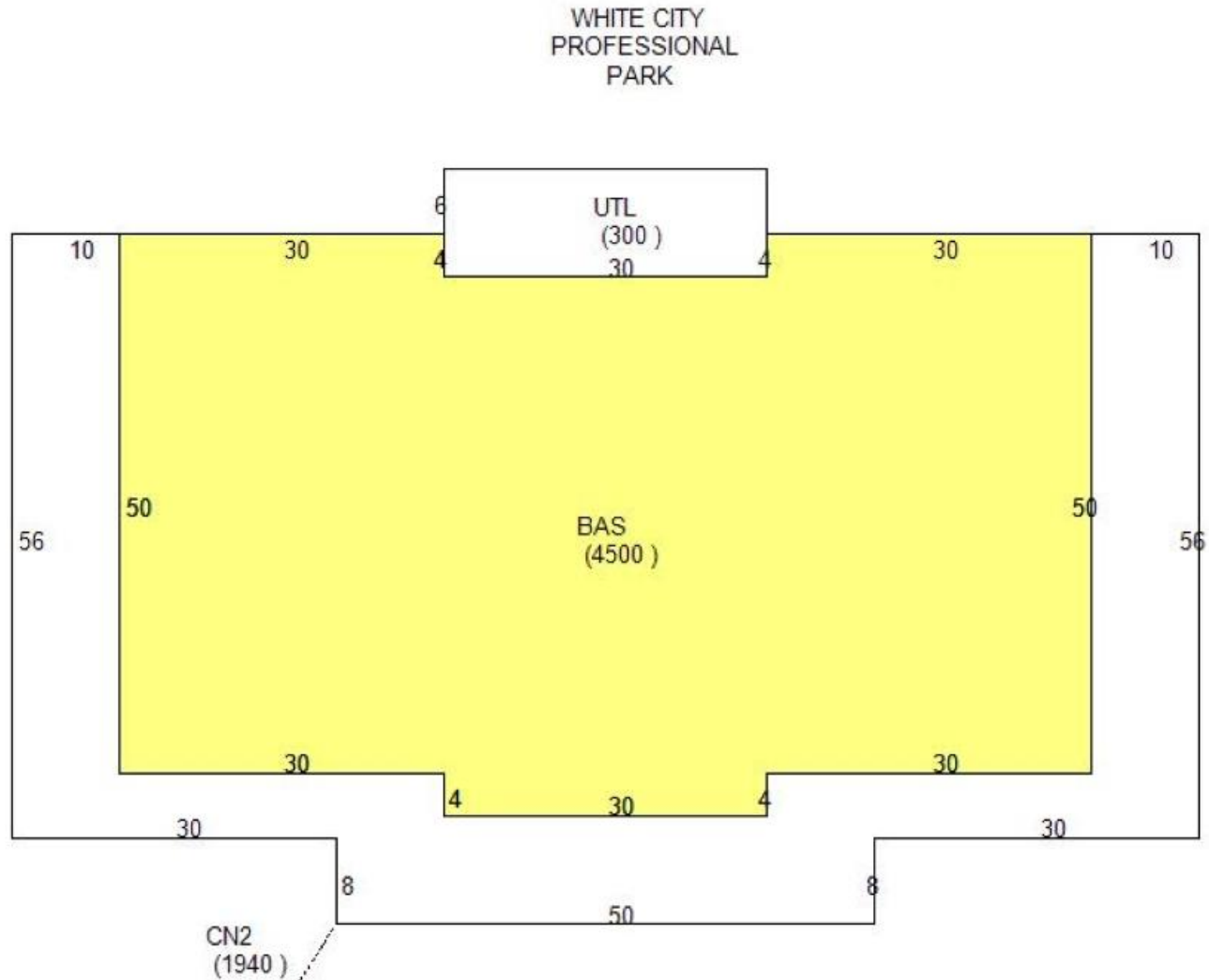
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Floor Plan

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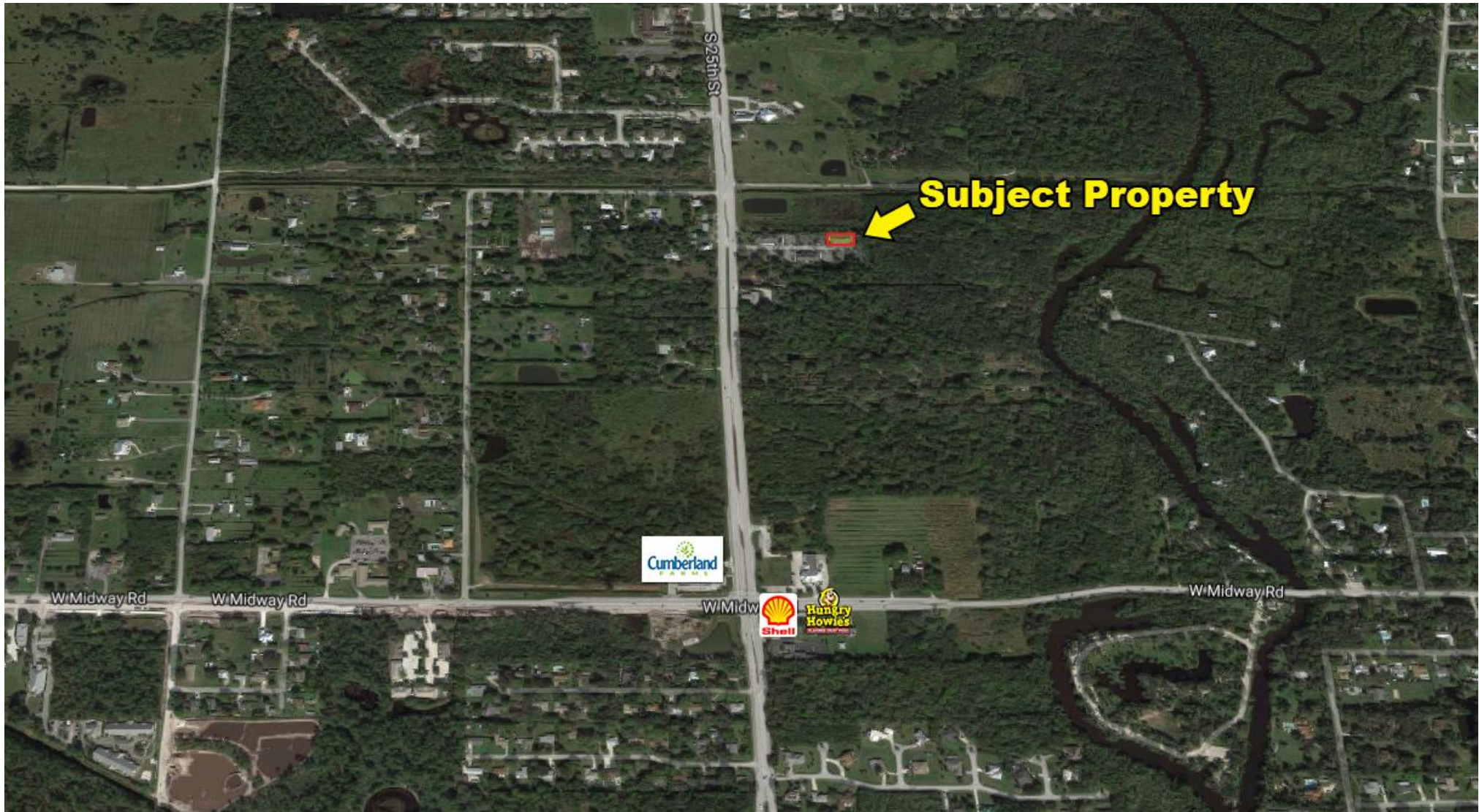
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Property Aerial

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